



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
[www.raleighnc.gov](http://www.raleighnc.gov)

**Case File:** A-18-18

**Property Address:** 1018 E. Jones Street

**Property Owner:** Cullinan Ventures LLC

**Project Contact:** Benjamin Kuhn

**Nature of Case:** A request for a 2.5' side street variance from the requirements set forth in Section 2.2.1. of the Unified Development Ordinance in order to construct a detached house that results in a 7.5' side street setback on a .10 acre parcel zoned Residential-10 and located at 1018 E. Jones Street.

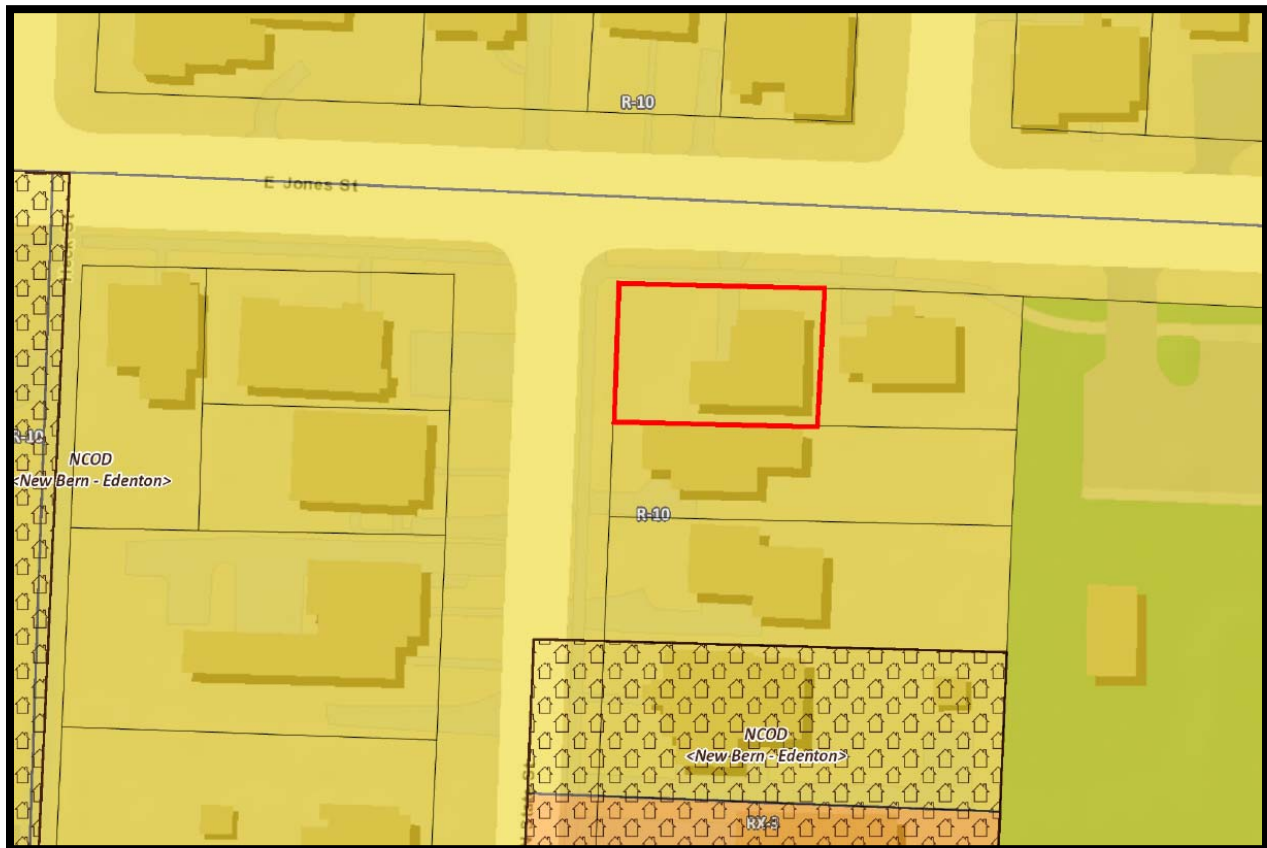


**1018 E. Jones Street – Location Map**

**To BOA:** 2-12-18

**Staff Coordinator:** Eric S. Hodge, AICP

**ZONING**  
**DISTRICTS:** Residential-10



**1018 E. Jones Street – Zoning Map**

**VARIANCE STANDARDS:** In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

**Zoning District Standards:** The subject property is zoned Residential-10

<b>R-10</b>	<b>Lot Dimensions</b>
Area (min)	4,000 SF
Width – interior lot (min)	45'
Width – corner lot (min)	60'
Depth -	60'

<b>R-6: Yard Type</b>	<b>Principal Structure Minimum Setback</b>
Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	10'
Rear	20'

<b>R-6: Yard Type</b>	<b>Accessory Structure Minimum Setback</b>
Primary Street	50'
Side Street	20'
Side	5'
Rear	5'



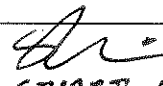
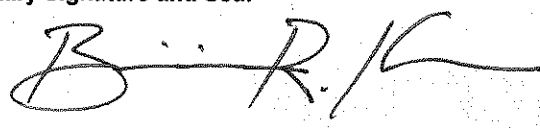
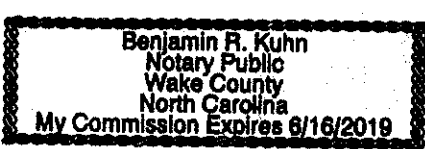
# Application for Variance



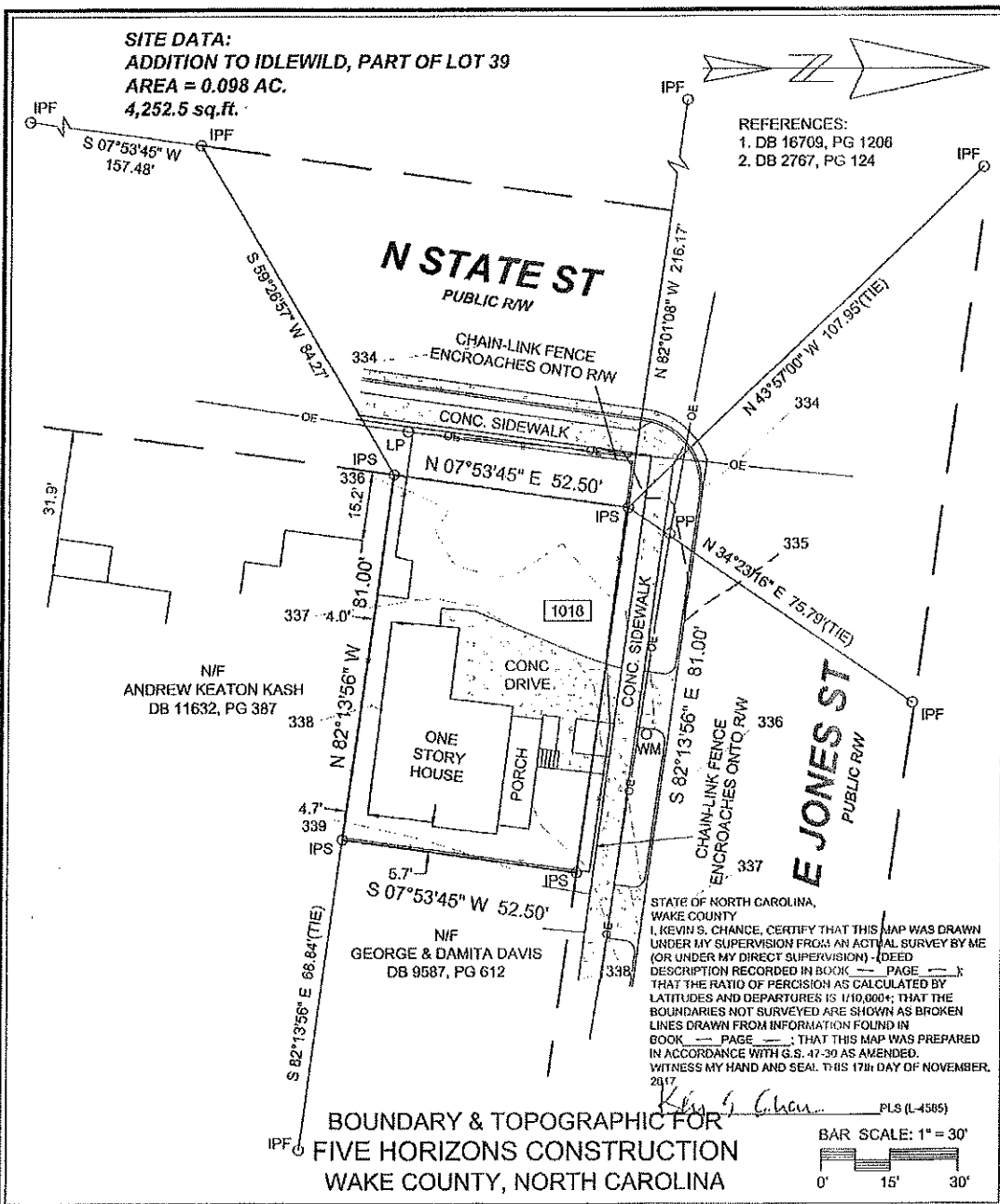
Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
<p><b>Nature of variance request (if more space is needed, submit addendum on separate sheet):</b></p> <p>A variance is requested from the minimum side street principal building setback (10' from side street) set forth in UDO 2.2.1.B2, in the amount of 2.5', resulting in a reduced side street principal building setback of 7.5' on property zoned R-10 and located at 1018 E. Jones Street.</p>	<p><b>Transaction Number</b></p> <p>A-18-18</p>
<p><b>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</b></p>	

GENERAL INFORMATION		
Property Address	1018 E. Jones Street, Raleigh, NC 27601	
Date	01/11/2018	
Property PIN	1713195689	
Current Zoning	R-10	
Nearest Intersection	E. Jones Street & N. State Street	
Property size (in acres)	0.10	
Property Owner	Cullinan Ventures LLC	
Phone		
Fax		
Owner's Mailing Address	410 N. Boylan Ave, Raleigh, NC 27603	
Email	stuart@thefivehorizons.com	
Project Contact Person	Benjamin R. Kuhn	
Phone	919-881-2201	Fax 919-783-8991
Contact Person's Mailing Address	2840 Plaza Pl., Ste 400, Raleigh, NC 27612	
Email	bkuhn@rl-law.com	
Property Owner Signature	 STUART CULLINAN	
Email	stuart@thefivehorizons.com	
Notary	Notary Signature and Seal	
Sworn and subscribed before me this	12 <sup>th</sup> day of January, 2018	
 		

<b>SCALE:</b> 1" = 30'	<b>PART OF LOT 39 SECTION --- BLOCK ---</b> <b>SUBDIVISION ADDITION TO IDLEWILD AS</b> <b>RECORDED IN MAP BOOK 1885 PAGE 66</b> <b>WAKE COUNTY REGISTRY.</b>	<b>LEGEND:</b> IPF = IRON PIPE FOUND IPS = IRON PIPE SET CP = COMPUTED POINT CM = CONCRETE MONUMENT D = DECK P = PORCH ET = ELECTRIC TRANSFORMER FH = FIRE HYDRANT LP = LIGHT POLE PP = POWER POLE OE = OVERHEAD ELECTRIC LINE F = FENCE MISA = MAXIMUM IMPERVIOUS SURFACE AREA
<b>DATE:</b> 17 NOVEMBER 2017	<b>NOTES:</b> 1. ALL AREAS ARE BY COORDINATE GEOMETRY. 2. ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED. 3. NORTH ARROW IS PER RECORDED MAP OR DEED LISTED ABOVE UNLESS OTHERWISE NOTED.	
<b>FILE NAME:</b> Idlewild Lot 39.dwg		
<b>TOWNSHIP:</b> RALEIGH		

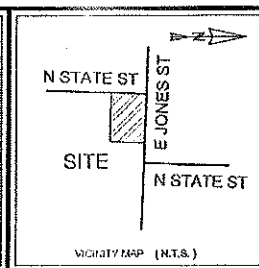


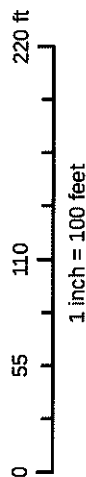
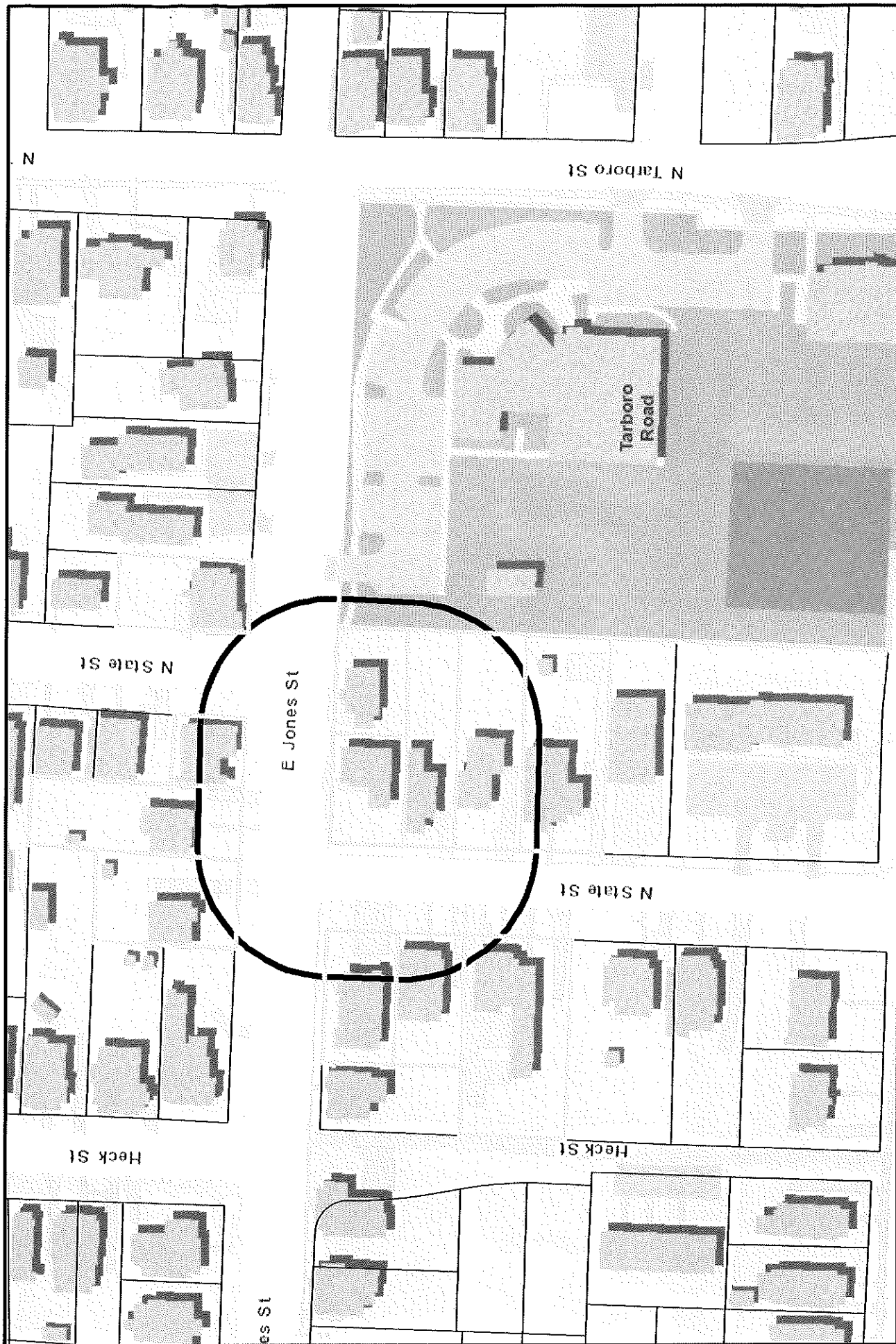
6900 FIELD HILL ROAD  
 RALEIGH, NORTH CAROLINA - 27603

**CHANCE SURVEYING COMPANY, P.A.**

LICENSE NO. C-2964

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 PHONE (919) 329-5795  
 EMAIL: chancesurveying@gmail.com





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PIN	Owner	Mail Address 1	Mail Address 2
1713193599	MCGHEE, JAMES	221 N EAST ST	RALEIGH NC 27601-1113
1713194625	HUNTER, JOHN E HUNTER, EVONNE	115 N STATE ST	RALEIGH NC 27601-1261
1713194720	EDWARDS, DAVID L JR EDWARDS, ELSIE A	3129 BARWELL RD	RALEIGH NC 27610-5403
1713195689	CULLINAN VENTURES LLC CLYDE OAK LLC	410 N BOYLAN AVE	RALEIGH NC 27603-1212
1713195805	TAYLOR, BESSIE H	901 E LENOIR ST	RALEIGH NC 27610-3348
1713195866	SCALES, FREDERICK C	1017 E JONES ST	RALEIGH NC 27601-1225
1713196515	JEFFRIES, ALEXANDER BECK	123 N BLOODWORTH ST	RALEIGH NC 27601-1103
1713196610	SHANNON, MARY BATTLE	3608 MANSFIELD DR	ROCKY MOUNT NC 27803-1213
1713196615	KASH, ANDREW KEATON	114 N STATE ST	RALEIGH NC 27601-1262
1713196669	DAVIS, GEORGE DAVIS, DAMITA	5804 N BEAVER LN	RALEIGH NC 27604-6056
1713196812	CLOUGH, MICHAEL JAY	1019 E JONES ST	RALEIGH NC 27601-1225
1713197834	GAINES, DEREK O	318 FURCHES ST	RALEIGH NC 27607-4016
1713198560	RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590